

No. 7607, Equity

to be could add nothing to the Estate Originally
 Conveyed by deed, unless he signed it with the inten-
 tion of transferring to Reuben Groves the other undivided one-
 fourth interest ordered by him, Abraham Fisher: It is
 obvious that he did sign it, for the purpose of Conveying the
 interest. The method adopted was singular but the object
 is unmistakable. The grantee entered into possession and
 subsequently Conveyed, by deed dated March 27th, 1875,
 the same land to Frederica Groves who has been in Exclu-
 sive Possession and adverse of it ever since Claiming title
 thereto. For more than twenty-seven years the vendor has
 held the land and Claimed it as his own. Her
 possession has been such as to give her title by
 prescription. But it is necessary to rest the decision
 on the ground. However informal may be the attempt
 of Abraham Fisher to Convey his one-fourth interest, he
 and all persons Claiming under him are estopped
 to set up title against the attempt so made to Convey
 Both then by estoppel and adverse possession. Mrs Frederica
 Groves is clothed with a Clear title good against
 Abraham Fisher and all persons who may claim
 under him and she can Convey a good title to the
 defendant.

It is therefore adjudged, ordered and decreed
 by the Circuit Court for Frederick County, as a Court
 of Equity, this 22nd day of April, 1902 that the defendant
 pay unto the plaintiff the amount of the purchase
 Money mentioned in the proceedings in this Cause, and
 that the plaintiff execute and deliver to the defendant
 a deed Conveying to him the land described in
 the Bill of Complaint. the taxed Costs to be paid by
 the defendant.

James McSherry,

Filed and recorded May 19th 1904
 J. Samuel J. Claffner,

Clerk.

Mary-
do,
real
title
to and
need
only
likely
the
same
will
said
same
el
the
the
904
1902
same a
same
but the
reement
le.
singing
the
is
in and
the
al than
s:
The
Abraham
and
is and
the
allude